

TEXAS TRANSPORTATION COMMISSION

BRAZORIA County

MINUTE ORDER

Page 1 of 1

HOUSTON District

In BRAZORIA COUNTY, on State Highway 288 (SH 288), a designated controlled-access highway, the State of Texas acquired certain land for highway purposes pursuant to the instrument recorded in Volume 1087, Page 213 of the Deed Records of Brazoria County, Texas, with denial of access to the abutting remainder property.

Hall Wesley Griggs Jr. and Nancy Elizabeth Griggs Davison, the current owners of the abutting property, have requested designated access to and from the SH 288 northbound frontage road for proposed access at one location along the property line at a new access point described in Exhibit A.

Transportation Code, §201.103, empowers the Texas Transportation Commission (commission) to plan and make policies for the location, construction, and maintenance of a comprehensive system of state highways and public roads.

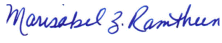
Transportation Code, §203.002 authorizes the commission to layout, construct, maintain, and operate a modern state highway system, with an emphasis on the construction of controlled-access highways.

Transportation Code, §203.031 authorizes the commission to designate locations on a controlled-access highway at which access to or from the highway is permitted and determine the type and extent of access permitted at each location.

NOW, THEREFORE, the commission finds that the new access point will not compromise the mobility, safety or operation of the existing state highway facility, and designates the new access point described in Exhibit A as a location where ingress and egress are permitted to and from the SH 288 northbound frontage road.

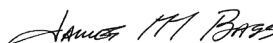
IT IS FURTHER ORDERED by the commission that the executive director or his designee is hereby authorized to execute any necessary documents containing terms consistent with the provisions of this order.

Submitted and reviewed by:

DocuSigned by:

97A2285CBBC44E3...

Director, Design Division

Recommended by:

DocuSigned by:

A36629BA547D4BD

Executive Director

116015 April 29, 2021

Minute	Date
Number	Passed

EXHIBIT A

County: Brazoria
Highway: S.H. 288
Limits: Harris County line to S.H. 332
ROW CSJ Number: 0598-02-001

PROPERTY DESCRIPTION FOR PARCEL 41AC

Being an "Access Line" delineating a permitting of access to the West 6.000 acres out of the North half of Lot 60, Section 88 of the Allison-Richey Gulf Coast Home Company's Suburban Gardens Subdivision recorded in Volume 2, Page 98 of the Brazoria County Plat Records and being that same tract recorded in Volume 253, Page 457 of the Brazoria County Deed Records and conveyed to Elizabeth F. Griggs in Probate Records Number 15977, Volume 254, Page 889 and situated in the A. C. H. & B. Company Survey, Abstract 540, Brazoria County, Texas, and more particularly described by metes and bounds using survey terminology which refers to the Texas State Plane Coordinate System, South Central Zone, NAD 83 in which the directions are Lambert grid bearings and the distances are horizontal surface level lengths as follows:

COMMENCING at a found 5/8" iron rod marking the intersection of the North line of said Lot 60, same being the South line of Lot 59, Section 88, of said Allison-Richey Gulf Coast Home Company's Suburban Gardens Subdivision, same being the South line of a called 20.00 acre tract conveyed to CR 94 HSU Property, LP in County Clerk's File 10-038584 of the Brazoria County Official Records, with the East line of a called 0.710 acre easement for highway purposes recorded in Volume 1087, Page 213 of the Brazoria County Deed Records;

THENCE, South 86°29'52" West, coincident with the common line of said Lot 59 and Lot 60, same being the South line of said 20.00 acre tract, same being the North line of said 0.710 acre easement tract, a distance of 75.00 feet to a point in the East existing right-of-way line of State Highway 288, same being the West line of said Lot 60, same being the West line of said 0.710 acre easement


THENCE, South 3°15'35" East, (called South 3°15'04" East) coincident with the existing East right-of-way line of State Highway 288, same being the West line of said Lot 60, same being the West line of said 0.710 acre easement, and along an "Access Denial Line", a distance of 161.88 feet to a set 5/8" iron rod for the end of said Access Denial Line and being the **POINT OF BEGINNING**;

1.) THENCE South 3°15'35" East, (called South 3°15'04" East) coincident with the existing East right-of-way line of State Highway 288, same being the West line of said Lot 60, same being the West line of said 0.710 acre easement, a distance of 45.00 feet to a set 5/8" iron rod for the beginning of an Access Denial Line and being the **POINT OF TERMINUS**.

EXHIBIT A

A parcel plat of even date was prepared in conjunction with this property description.

All bearings are based on the Texas Coordinate System, South Central Zone, North American Datum 1983, all distances are surface and may be converted to grid by multiplying by a combined scale factor of 0.999873672.

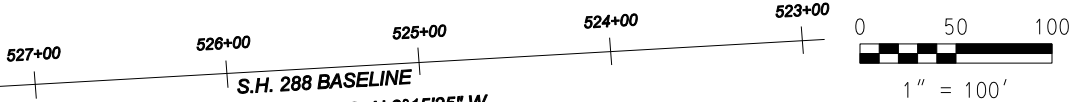

Charles D. Wachtstetter
Registered Professional Land Surveyor
Texas Registration Number 4547



8-14-20
Date

LEGEND

- FOUND IRON PIPE/ROD
- SET 5/8" IRON ROD
- POWER POLE
- OH — OVERHEAD WIRE
- — — EASEMENT LINE
- — — LOT LINE
- ▲ TOP OF BANK



STATE HIGHWAY 288 (NORTHBOUND)

FRONTAGE ROAD

FND. 5/8" I.R. (BEARS
S 55°27'10" E, 1.44')

N 3°15'35" W 412.94

(ACCESS DENIAL LINE
PER C.F. NO. 08-025863)

P.O.T.
STA 525+45.75
210.00' LEFT

P.O.B.
STA 525+00.75
210.00' LEFT

161.88'

(DITCH)

75.00'

STATE OF TEXAS
EASEMENT FOR
HIGHWAY PURPOSES
CALLED 0.710 AC
1087/213 B.C.D.R.

FND. 5/8" I.R.

FND. 5/8" I.R.

FND. 5/8" I.R.
(P.O.C.)

FND. 5/8" I.R.

RESIDUE OF CALLED 8.106 ACRES
MD SEDONA LAKES, L.P.
06-075427 B.C.O.R.

SUBJECT 45'
ACCESS BREAK

FND. 5/8" I.R.

BAILLEY ROAD
(COUNTY ROAD 101)

(ACCESS DENIAL LINE
PER C.F. NO. 08-025863)

S 86°39'34" W 631.59'

6.000 ACRES
ELIZABETH F. GRIGGS
253 / 457 B.C.D.R.
PROBATE RECORDS # 15977
VOLUME 147, PAGE 618

LOT 60

A.C.H. & B. COMPANY SURVEY
ABSTRACT 540

N 86°29'52" E 631.60'

CR 94 HSU PROPERTY LP
CALLED 20.00 ACRES
10-038584 B.C.O.R.

LOT 59

(APPROX. CANAL R.O.W. LINE)

AMERICAN CANAL
BRAZOS VALLEY IRRIGATION COMPANY
150' WIDE CANAL R.O.W. EASEMENT
VOLUME 1367, PAGE 998 B.C.D.R.

BRAZOS VALLEY IRRIGATION COMPANY
180' WIDE CANAL R.O.W. EASEMENT
VOLUME 1367, PAGE 998 B.C.D.R.

SET 5/8" I.R.

S 3°15'35" E 414.72'

WSLD SEDONA LAKES VI, L.P.
CALLED 4.301 ACRES
13-023258 B.C.O.R.

SPONSEL INTERESTS, LTD
(UNDIVIDED ONE-HALF INTEREST)
95-010457 B.C.O.R.
AND
BETTY GEORGE PRICE
(UNDIVIDED ONE-HALF INTEREST)
93-046831 B.C.O.R.

NOTES:

- ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
- ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS (SF = 0.999868896).
- A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.



Charles D. Wachtstetter
CHARLES D. WACHTSTETTER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 4547

08-14-20
DATE

PARCEL PLAT
SHOWING PARCEL 41AC

STATE HIGHWAY 288
BRAZORIA COUNTY, TEXAS
AUGUST 2020

RCSJ: 0598-02-001

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